

OFFICIAL STATEMENT

CITY OF PALM SPRINGS

Riverside County, California

Not to Exceed \$419,595.00

City of Palm Springs

Assessment District No. 124

(Improvement Bond Act of 1915)

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Bids to be received by the City Clerk of the City of Palm Springs at or before 11:00 A.M., Wednesday, September 7, 1977, at the office of the City Clerk, City Hall, 3200 Tahquitz-McCallum Way, Palm Springs, California 92262.



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CITY OF PALM SPRINGS
RIVERSIDE COUNTY, CALIFORNIA

City Council

Russell Beirich, *Mayor*

Elizabeth Beadling
William A. Foster

John Doyle
Elliot Field

Donald A. Blubaugh, *City Manager and City Clerk*

Raymond E. Ott
City Attorney

George Minturn
City Engineer

Dallas J. Flicek
Director of Finance and City Treasurer

Richard J. Smith
Director of Community Development

Professional Services

F. Mackenzie Brown, Newport Beach
Bond Counsel

Stone & Youngberg Municipal Financing Consultants, Inc.
Los Angeles and San Francisco
Financing Consultants

Webb Engineering, Inc., Palm Springs
Consulting Engineers

Crocker National Bank
Los Angeles and San Francisco
Paying Agent

[Stone + Youngberg.]
Publ. debts Munic Palm
Spring
Invest. Publ. secur.
Sewage disp. " "
Public works Fin. " "

THE DATE OF THIS OFFICIAL STATEMENT IS JULY 20, 1977

77 03342

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July 20, 1977

To Whom it May Concern:

The purpose of this Official Statement is to supply information to prospective purchasers of not to exceed \$419,595.00 of Assessment District No. 124 Bonds to be issued by the City of Palm Springs pursuant to the Improvement Bond Act of 1915.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants in connection with the Assessment District project and the firm will receive compensation contingent upon the sale and delivery of bonds.

The legal opinion approving the validity of the Bonds will be furnished by F. Mackenzie Brown, Newport Beach, California, Bond Counsel. Bond counsel's participation in the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth under the heading "The Bonds".

At the time of payment for and delivery of the Bonds, the City will furnish the successful bidder a certificate signed by an appropriate officer of the City acting in his official capacity to the effect that to the best of his knowledge and belief and after reasonable investigation:

(a) Neither the Official Statement nor any amendment or supplement to it contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements therein in light of the circumstances in which they were made not misleading;

(b) Since the date of the Official Statement, no event has occurred which should have been set forth in an amendment or supplement to the Official Statement;

(c) Nor, has there been in any matter adverse change in the operation or financial affairs of the City since the date of the Official Statement.

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations other than those contained in this Official Statement and any supplement or amendment, and if given or made, such information or representation must not be relied upon as having been authorized by the City.

This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of the bonds by a person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The execution and distribution of this Official Statement have been authorized by the City Council of the City of Palm Springs.

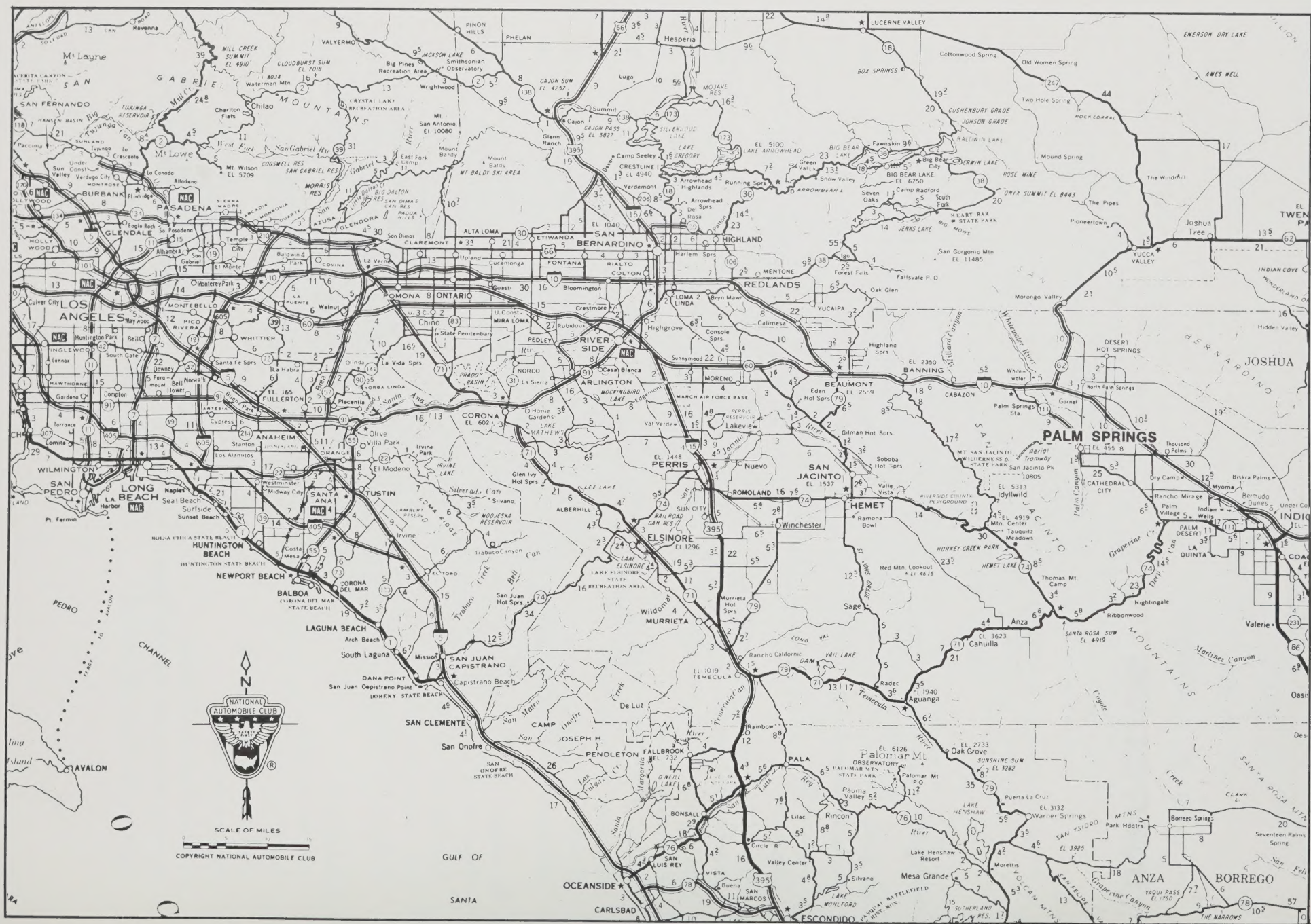
Russell Beirich
Mayor
City of Palm Springs

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INTRODUCTION

The City of Palm Springs is located 110 miles southeast of Los Angeles and 130 miles northeast of San Diego. It is the largest city and principal trade center for the Coachella Valley, a leading agricultural and recreational area in the central portion of Riverside County. For many years Palm Springs has been popular as a health spa and vacation resort, and is developing a substantial convention business. In 1970 annexation of approximately 33 square miles bordering the city to the south made Palm Springs the sixth largest California city in area with elevations ranging from 400 feet above sea level at the desert floor to 5,200 feet in the Santa Rosa Mountains.

Palm Springs was incorporated April 20, 1938 as a general law city and operates under the council-manager form of government. The City Council has five members, including the Mayor. Palm Springs is a model of controlled land use, with rigid sign and zoning ordinances. The city limits encompass 76.2 square miles. Approximately 43 square miles are situated on the desert floor with the remainder being in the Palm Hills area which is currently zoned UR, Urban Reserve.

The project involves the installation of sanitary sewer facilities in several contiguous subdivisions. The waste water will be treated at the City of Palm Springs wastewater treatment facility. Each area to be served will be connected to existing main trunk sewer lines. The total project cost is estimated to be \$419,595.00.

Assessment District No. 124 is composed of several contiguous subdivisions. The 1977/78 assessed valuation of land for parcels upon which assessments have been levied is \$1,386,620 indicating a full cash value for land only of \$5,777,583. The full cash value of improvements is \$6,281,771 based on the 1977/78 assessed valuation of improvements of \$1,507,625 for parcels with assessments. The full cash value of land and improvements is \$12,059,354.

The improvement proceedings for City of Palm Springs, Assessment District No. 124 are being conducted pursuant to the Municipal Improvement Act of 1913 in accordance with the Resolution of Intention adopted by the City Council on June 1, 1977.

The Bonds represent the unpaid assessments levied against private property in the Assessment District

in accordance with the provisions of the Municipal Improvement Act of 1913, and will be issued pursuant to the Improvement Bond Act of 1915.

Under provisions of the Improvement Bond Act of 1915 installments of principal and interest sufficient to meet annual bond service are to be collected on the regular property tax bills sent to owners of property against which there are unpaid assessments. These annual installments are to be paid into the Redemption Fund which will be held by the Treasurer and used to pay bond principal and interest as they become due. The installments billed against each property each year represents a pro rata share of the total principal and interest coming due that year, based on the percentage which the unpaid assessment against the property bears to the total of unpaid assessments in connection with the project.

In the event of delinquencies in the payment of the property owner's installments, the City Council of the City of Palm Springs is obligated to advance the amount of delinquencies to the Redemption Fund from any available funds. If the City does not have sufficient funds for this purpose, it is required to levy a tax in any amount, up to a maximum of 10 cents per \$100 assessed valuation. The tax must be levied against all taxable properties in the City. The obligation to levy the tax, if required, continues each year until bond principal and interest are paid.

Based on the City's 1977/78 assessed valuation for revenue purposes, the maximum tax rate which would be required to be levied against all property in the City in order to raise an amount equal to the maximum annual bond service based on an estimated interest rate of 5.5 percent is \$0.0191 per \$100 assessed valuation.

THE BONDS

Authority for Issuance

The improvement proceedings for City of Palm Springs, Assessment District No. 124 (hereinafter referred to as the "Assessment District") are being conducted pursuant to the Municipal Improvement Act of 1913 in accordance with the Resolution of Intention adopted by the City Council on June 1, 1977. The Bonds represent the unpaid assessments levied against private property in the Assessment District in accordance with the provisions of the Municipal Improvement Act of 1913, and will be issued pursuant to the Improvement Bond Act of 1915.

Terms of Sale

Bids for the purchase of the Bonds will be received by the City Clerk of the City of Palm Springs at 11:00 A.M., Wednesday, September 7, 1977 at the office of the City Clerk, City Hall, 3200 Tahquitz-McCallum Way, Palm Springs, California 92262. The Notice of Sale adopted by the City Council on July 20, 1977 provides for a maximum interest rate of eight percent (8%) and also provides that no bid for less than ninety-seven percent (97%) of par will be considered. Further details as to the terms of sale are included in the Notice of Sale, a copy of which is enclosed in this official statement.

Registration

The coupon Bonds as originally issued may be registered as to principal and interest only.

Description of the Bonds

The \$419,595.00 principal amount of Bonds will be dated October 2, 1977, and will be issued in denominations of \$5,000, except for Bond Number 1, which may be issued in a denomination of less than \$5,000. The first 15 months interest on the Bonds will be payable on January 2, 1979. Interest will be payable semiannually thereafter on July 2 and January 2 of each year. Both principal and interest are payable at the office of the City Treasurer in Palm Springs, California or at the office of the paying agent, Crocker National Bank, in Los Angeles and San Francisco, California. The Bonds will mature on July 2 of each of the years and in the approximate amounts as shown in the Sample Maturity Schedule on the following page.

SAMPLE MATURITY SCHEDULE

Year	Principal Maturing July 2	Year	Principal Maturing July 2
1979	\$ 9,595.00	1987	\$30,000.00
1980	20,000.00	1988	30,000.00
1981	20,000.00	1989	35,000.00
1982	20,000.00	1990	35,000.00
1983	25,000.00	1991	35,000.00
1984	25,000.00	1992	40,000.00
1985	25,000.00	1993	40,000.00
1986	30,000.00		

Redemption of Bonds

Any Bond may be redeemed on any January 2 or July 2 prior to its fixed maturity date, at the option of the Treasurer of the City, upon giving 60 days prior notice, and upon payment of the principal amount thereof and interest accrued thereon to the date of redemption, plus a redemption premium of five percent (5%) of the principal amount thereof.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval of F. Mackenzie Brown, Newport Beach, California, bond counsel for the City of Palm Springs in connection with the Assessment District project. The unqualified opinion of F. Mackenzie Brown, Attorney at Law, approving the validity of said Bonds will be furnished to the successful bidder upon delivery of the Bonds at no charge, and a copy of said legal opinion will be printed on each Bond.

Tax Exempt Status

In the opinion of the Bond Counsel, interest on the Bonds is exempt from income taxes of the United States of America under present federal income tax laws and also from personal income taxes of the State of California under present state income tax laws.

Purpose of the Bonds

Proceeds from the sale of the Bonds together with cash collections will be used to finance the construc-

tion of street improvements and sewage collection system improvements within the boundaries of the Assessment District.

Disposition of Surplus Funds

If any surplus funds remain after completion of the improvements, the City Council may use such surplus for one or more of the following purposes: for the maintenance of the improvement; as a credit upon the assessment or any supplemental assessment; or an amount up to \$1,000.00 may be transferred to the general fund of the City.

Security of the Bonds

Under provisions of the Improvement Bond Act of 1915, installments of principal and interest sufficient to meet annual bond service are to be collected on the regular property tax bills sent to owners of property against which there are unpaid assessments. These annual installments are to be paid into the Redemption Fund which will be held by the Treasurer and used to pay bond principal and interest as they become due. The installments billed against each property each year represents a pro rata share of the total principal and interest coming due that year, based on the percentage which the unpaid assessment against the property bears to the total of unpaid assessments in connection with the project.

In the event of delinquencies in the payment of the property owner's installments, the City Council of the City of Palm Springs is obligated to advance the amount of delinquencies to the Redemption Fund from any available funds. If the City does not have sufficient funds for this purpose, it is required to levy a tax in any amount, up to a maximum of 10 cents per \$100 assessed valuation. The tax must be levied against all taxable properties in the City. The obligation to levy the tax, if required, continues each year until bond principal and interest are paid.

Based on the City's 1977/78 assessed valuation for revenue purposes, the maximum tax rate which would be required to be levied against all property in the City in order to raise an amount equal to the maximum annual bond service based on an estimated interest rate of 5.5 percent is \$0.0191 per \$100 assessed valuation.

Estimated Annual Bond Service

Table 1 shows a schedule of estimated annual bond service for the Bonds based on an estimated interest rate of 5.5 percent.

Table 1

CITY OF PALM SPRINGS

ASSESSMENT DISTRICT NO. 124

Estimated Annual Bond Service

Year Ending July 2	Principal Outstanding	Estimated Interest at 5.5%	Principal Maturing July 2	Estimated Annual Bond Service
1979	\$419,595.00	\$ 40,386.02 (1)	\$ 9,595.00	\$ 49,981.02
1980	410,000.00	22,550.00	20,000.00	42,550.00
1981	390,000.00	21,450.00	20,000.00	41,450.00
1982	370,000.00	20,350.00	20,000.00	40,350.00
1983	350,000.00	19,250.00	25,000.00	44,250.00
1984	325,000.00	17,875.00	25,000.00	42,875.00
1985	300,000.00	16,500.00	25,000.00	41,500.00
1986	275,000.00	15,125.00	30,000.00	45,125.00
1987	245,000.00	13,475.00	30,000.00	43,475.00
1988	215,000.00	11,825.00	30,000.00	41,825.00
1989	185,000.00	10,175.00	35,000.00	45,175.00
1990	150,000.00	8,250.00	35,000.00	43,250.00
1991	115,000.00	6,325.00	35,000.00	41,325.00
1992	80,000.00	4,400.00	40,000.00	44,400.00
1993	40,000.00	2,200.00	40,000.00	42,200.00
TOTAL		\$230,136.02	\$419,595.00	\$649,731.02

(1) Interest for 21 months.

THE PROJECT

The project involves the construction and installation of sanitary sewers including mains, manholes, house connection sewers and appurtenances in several contiguous subdivisions in the City of Palm Springs.

The wastewater from the sanitary sewers will be treated at the City of Palm Springs sewer treatment plant. Each area to be served will be connected to existing main trunk sewer lines.

The Health Officer of Riverside County issued a written opinion on May 24, 1976 that the construction of sewers was necessary as a health measure.

Project Costs

The total project cost is estimated to be \$419,595.00. Table 2 summarizes the project costs.

The project will be financed from the proceeds of this bond sale and any cash collections received. Upon expiration of the cash collection period on August 22, 1977, all persons who were mailed copies of the Notice of Sale enclosed with this Official Statement will be advised by mail of the amount of cash collections received and of the actual amount of bonds to be issued.

Table 2

**CITY OF PALM SPRINGS
ASSESSMENT DISTRICT NO. 124
Estimated Project Costs**

Estimated Costs

Construction	\$ 295,660.81
Contingencies	44,349.19
Total Construction Cost	\$ 340,010.00
Incidental Expenses	79,585.00
Total Project Cost	\$ 419,595.00

Environmental Review

The City of Palm Springs completed its environmental review of the project on March 10, 1977. A negative declaration was issued as it was determined that the project will not have a significant adverse impact upon the urban environment.

The Assessment District

The Assessment District is shown on the boundary map in Appendix II. The 1977/78 assessed valuation of land for parcels upon which assessments have been levied is \$1,386,620 indicating a full cash value for land only of \$5,777,583. As shown by the list of assessments and assessed valuations in Appendix I, most of the parcels are improved. The full cash value of improvements is \$6,281,771 based on the 1977/78 assessed valuation of improvements of \$1,507,625. The full cash value of land and improvements is \$12,059,354.

There are 122 parcels of land which were assessed. Eighty-six properties have improvements on them and 36 are unimproved. Nine of the 122 parcels had assessments which were calculated based upon the fact that only a portion of the area within the parcel would be benefited by the sewer improvements.

In the case of four of these parcels the portion of the lot which was considered as not benefiting from the improvements was small in proportion to the total lot size. However, in the case of the other five parcels, the area upon which the assessment was based was small in proportion to the total size of the parcel.

The combined 1977/78 assessed valuation of land for the five parcels is \$501,225 or 36.15 percent of the total 1977/78 assessed valuation of land for all parcels within the Assessment District. The comparable figures for the assessed valuation of improvements is \$98,900 and 6.56 percent respectively.

The 1977/78 combined assessed valuations of all 122 parcels have been used in computing the full cash value of land and improvements. Even though only a portion of the area may have been used in calculating the actual assessment amount for the parcel, the assessment is considered to have been levied against the entire parcel.

Method of Assessment

The method of apportioning the assessable costs for sewer improvements was based upon a combination of the following factors:

- (1) Frontage on the collector system.
- (2) Property zoning according to the Official Zoning Map of the City of Palm Springs.
- (3) Property area.

FINANCIAL DATA

Assessed Valuations

Assessed valuations for the City of Palm Springs are established by the Riverside County Assessor, except for utility property, which is assessed by the State Board of Equalization. According to the State Board of Equalization, Riverside County assessed valuations for the 1977/78 fiscal year averaged 24.0 percent of full cash value. Utility property was reported to be assessed at 25 percent of full value.

The assessed valuations reflect two exemptions which do not result in any loss of revenue to the city or other local taxing agencies. One of these exempts \$1750 of the valuation of an owner-occupied dwelling and the other exempts 50 percent of the assessed valuation of business inventories. Tax revenues lost as a result of these exemptions are reimbursed by the state to the individual taxing agencies.

Following is a summary of the total assessed valuations for revenue purposes of the City of Palm Springs over the past five years. The totals exclude the incremental assessed valuation resulting from the Palm Springs Central Business Redevelopment Project since taxes levied against such assessed valuation are not available for general city purposes. The incremental assessed valuation for the stated fiscal years amounted to \$3,216,995 in 1977/78, \$2,110,657 in 1976/77, \$1,236,667 in 1975/76 and \$1,118,653 during 1974/75.

CITY OF PALM SPRINGS

Assessed Valuations

For Revenue Purposes

Fiscal Year	Assessed Valuation For Revenue Purposes
1972/73	\$149,801,202
1973/74	171,283,650
1974/75	188,454,696
1975/76	201,067,140
1976/77	217,154,770
1977/78	262,439,831

Source: Riverside County Auditor-Controller.

The table on the following page shows the 1977/78 assessed valuation of the City of Palm Springs before and after giving effect to state reimbursed exemptions and the incremental assessed valuation applicable to the Palm Springs Central Business Redevelopment Project.

CITY OF PALM SPRINGS

1977/78 Assessed Valuations

Assessment Roll	Net Assessed Valuation	Business Inventory and Homeowner Exemptions	Total Assessed Valuation	Less: Incremental Assessed Valuation From Redevelopment Project	Assessed Valuation For Revenue Purposes
Local Secured	\$178,763,404	\$ 8,781,547	\$187,544,951	\$ 1,435,677	\$186,109,274
Utility	10,770,790	10	10,770,800	6,622	10,764,178
Unsecured	62,860,507	4,480,568	67,341,075	1,774,696	65,566,379
Total	\$252,394,701	\$ 13,262,125	\$265,656,826	\$ 3,216,995	\$262,439,831

Source: Riverside County Auditor-Controller.

Tax Rates

City of Palm Springs ad valorem taxes are collected by the Riverside County Tax Collector at the same time and on the same rolls as county and school taxes. Ad valorem taxes are payable in two installments on November 1 and February 1, and become delinquent on December 10 and April 10, respectively, except for taxes on property on the unsecured roll. Unsecured taxes are assessed on March 1 and become delinquent on August 31 in the same calendar year but in the next fiscal year.

The California Legislature has enacted legislation intended to limit future increases in ad valorem property tax rates. This legislation generally limits all future general purpose tax rates to that imposed during either the 1971/72 or 1972/73 fiscal year, or the rates set by the enabling statute of the particular taxing entity. Tax rate limits may be raised by any amount which is approved by a majority vote of the electorate. Tax rates may also be increased under an inflation or "cost-of-living" formula incorporated in the legislation. This legislation does not restrict tax rates levied for certain limited purposes, e.g. general obligation bonds or for voter approved pension plans. The maximum tax rate which the city may levy in fiscal year 1977/78 is \$2.5086 per \$100 assessed valuation.

The City of Palm Springs tax rate for the 1977/78 fiscal year is \$1.85 per \$100 of assessed valuation and is composed of the following components.

CITY OF PALM SPRINGS

1977/78 Tax Rates Per \$100 Valuation

General	\$.84
Library	.16
Parks & Recreation	.36
Employee Benefits	.45
Bond Service	.04
Total	\$1.85

Source: Treasurer, City of Palm Springs.

The city reduced its tax rate from \$2.15 to \$2.12 per \$100 assessed valuation commencing with the 1973/74 fiscal year and ending with the 1976/77 fiscal year. The city has reduced its tax rate to \$1.85 for the 1977/78 fiscal year.

The largest tax rate area in the city (with a 1976/77 assessed valuation for revenue purposes of \$176,881,379, representing 81.45 percent of the city total) had a total tax rate of \$11.508 per \$100 assessed valuation of all taxable property, plus \$11.862 per \$100 assessed valuation of trees grown commercially. The 1977/78 assessed valuation for revenue purposes of this tax rate area is \$214,509,796, representing 81.74 percent of the city total. The components of the tax rate for this taxing area for the most recent five-year period available are shown in the following summary.

TAX CODE AREA 11-003

Tax Rates per \$100 Assessed Valuation

Agency	1972/73	1973/74	1974/75	1975/76	1976/77
County of Riverside	\$ 2.825	\$ 2.673	\$ 2.635	\$ 2.633	\$ 2.923
City of Palm Springs	2.150	2.120	2.120	2.120	2.120
Education	4.161	4.158	4.253	5.231	5.154
Special Districts	.355	.336	.343	.336	.323
Flood Control	.400	.340	.400	.400	.338
Water Agency	.728	.728	.700	.680	.650
Total (All Rolls)	\$10.619	\$10.355	\$10.451	\$11.400	\$11.508
Citrus Pest Control(1)	5.734	6.273	6.137	8.445	11.862

(1) Levied only on the valuation of commercially grown trees.

Source: Riverside County Auditor-Controller.

Tax Levies and Delinquencies

The tabulation below shows the adjusted total secured taxes levied by the City of Palm Springs

during the past five fiscal years. The figures do not include homeowners exemptions or business inventory exemptions as these are fully reimbursed by the state at 100%.

CITY OF PALM SPRINGS

Secured Tax Levies and Delinquencies

Fiscal Year	Adjusted Total Current Secured Tax Levy	Amount Collected			Percentage of Adjusted Current Levy	
		Current Taxes	Prior Years' Taxes	Total	Current Collections	Total Collections
1972/73	\$2,448,636	\$2,350,550	\$ 91,044	\$2,441,594	95.99%	99.71%
1973/74	2,614,878	2,510,042	61,981	2,572,023	95.99	98.36
1974/75	2,856,687	2,759,416	127,838	2,887,254	96.59	101.07
1975/76	2,992,924	2,897,715	52,770	2,950,485	96.82	98.58
1976/77	3,278,564	3,150,575	106,695	3,257,270	96.10	99.35

Source: Riverside County Auditor-Controller.

Employee Retirement

Permanent city employees are covered under the Public Employees' Retirement System of the State of California. Through June 30, 1977, the city contributed an amount equal to 10.22 percent of general employee wages and 24.868 percent of safety employee wages. Rates for general employees increased by 1.08 percent on July 1, 1977 to 11.3 percent. City

contributions for safety employees increased by .862 percent to 25.73 percent effective July 1, 1977. The city allows a military service credit as an extra benefit for both general and safety employees. The credit became effective on July 1, 1976. Effective July 1, 1977, coverage under the 1959 Survivors Benefit of the State Retirement System was extended to police employees. Fire employees were not offered the

coverage and general employees were already eligible for such coverage. Employees contributions equal seven percent of wages for general employees and nine percent for safety employees.

The State of California Public Employees' Retirement System was originally established in 1931. The System is governed by an eleven member Board of Administration. Administration functions are carried out under the direction of an Executive Officer with a current staff of approximately 475. As of June 30, 1976, there were 543,436 members of which approximately 9% were classified as "safety" members (principally fire and police employees) and the balance were classified as "miscellaneous" members (management, administrative, staff, operational and clerical employees).

Approximately 33% of the members are state personnel and the balance (67%) are public agency personnel. As of June 30, 1976, the System provided retirement, death and survivor benefits under 944 contracts for about 1,950 public agency employers (cities, counties, and other public agencies) with 364,116 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules. The annual contribution by the State of California for the 1974 and 1975 fiscal years, as reported by the State Controller, was \$162,649,578 and \$231,057,854, respectively. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Coopers & Lybrand, Sacramento, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years.

Total assets of the System at June 30, 1976 were \$7,896,318,894, according to the Annual Report of the State Controller. Of this amount, reserves of \$7,862,480,565 were available for benefits. Comparable figures for June 30, 1975 were \$7,010,807,246 and \$6,966,356,482, respectively. The unfunded obligation of the System was determined to be

\$6,131,556,655 at June 30, 1975 by the independent auditors. The total unfunded obligation does not take into account the provisions of Chapter 187, Statutes of 1975, which prescribed a new increased contribution rate by the state with respect to state miscellaneous members. The comparable amount for June 30, 1976 is not available.

The amount of the respective unfunded liabilities will vary from time to time depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000.

Employer-Employee Relations

Approximately 325 city employees are involved with employee bargaining units. The largest bargaining group is represented by the Public Employees of Riverside County with 222 city members. Other bargaining units include the Palm Springs Police Association with 65 members and Teamsters Local 911 with 39 members. Under provisions of the Meyers, Milias, Brown Act of California, formal contractual agreements are not executed between the city and the bargaining units. However, terms of the salary settlements are incorporated into memorandums of understanding. The present memorandums of agreement expire July 1, 1979. In recent years, there have been no strikes or work stoppages and none are anticipated at present.

Revenues, Expenditures and Fund Balances

Table 3 shows a summary of the revenues and expenditures of the City of Palm Springs over the past five fiscal years. Fiscal years 1973/74 and 1974/75 show expenditures in excess of revenues because of capital outlays for park and library improvements. The source of funds for these improvements was proceeds from the sale of \$5,000,000 principal amount of the city's general obligation bonds in 1973.

Fund balances for all of the city's funds as of June 30 for the years 1972 to 1976, inclusive, are listed in the summary at the top of page 12.

CITY OF PALM SPRINGS**Fund Balances**

Fund	Balance as of June 30				
	1972	1973	1974	1975	1976
General Fund	\$1,661,960	\$1,965,995	\$2,119,223	\$1,144,820	\$1,764,649
Community Promotion Fund	624,687	887,126	847,204	962,533	930,915
Special Revenue Funds	488,032	726,664	1,115,400	647,587	963,649
Capital Outlay and Construction Funds	914,481	4,929,609	723,664	544,518	391,453
Bond Interest and Redemption Fund	103,902	130,517	131,825	81,953	97,280
Revolving Funds	108,236	179,212	175,497	215,286	207,876
Grant Funds	—	—	—	46,454	41,985

Source: City's Audited Financial Statements.

Table 3**CITY OF PALM SPRINGS****Five-Year Summary of Revenues and Expenditures**

Fiscal Year:	1971/72	1972/73	1973/74	1974/75	1975/76
REVENUES					
Property taxes	\$ 2,823,857	\$ 3,197,138	\$ 3,407,374	\$ 3,773,524	\$ 4,029,136
Other taxes	2,694,675	3,199,575	3,487,559	3,880,349	4,314,226
Licenses and permits	297,797	255,879	175,373	103,310	164,011
Fines and penalties	71,112	62,704	78,925	88,613	91,590
Use of money and property	228,216	414,308	846,699	711,426	406,752
From other agencies	809,268	2,000,370	1,362,350	1,555,685	1,921,789
Current service charges	1,317,824	931,528	820,942	1,097,020	1,296,459
Other revenues	155,085	137,087	166,541	184,186	936,673
Total revenues	\$ 8,397,834	\$10,198,589	\$10,345,763	\$11,394,113	\$13,160,636
EXPENDITURES					
General government	\$ 2,778,025	\$ 2,969,653	\$ 3,457,010	\$ 3,851,753	\$ 4,492,251
Public safety	1,760,941	2,094,295	2,223,634	2,612,821	2,806,611
Public works	1,311,753	1,110,039	1,100,231	1,176,839	1,182,821
Health services	3,012	3,372	3,372	3,865	4,055
Library services	219,218	231,550	258,912	307,491	411,930
Parks and recreation	688,356	764,576	806,034	1,051,510	1,263,859
Contributions to city owned enterprises	—	—	104,268	346,559	235,052
Capital outlays	755,697	2,416,955	3,497,464	5,812,571	2,252,488
Total expenditures	\$ 7,517,002	\$ 9,590,440	\$11,450,925	\$15,163,409	\$12,649,067
NET REVENUES					
(EXPENDITURES)	\$ 880,832	\$ 608,149	\$(1,105,162)	\$(3,769,296)	\$ 511,569

Source: State Controller.

Direct and Overlapping Bonded Debt

The City has previously issued 1915 Act Bonds to finance sewer installations in Assessment Districts (A.D.) Nos. 121, 122 and 123. The principal amount of bonds issued in each Assessment District was as follows: A.D. 121, \$1,040,187.11; A.D. 122, \$477,951.69; and in A.D. 123, \$1,035,292.32. The maximum annual debt service for each Assessment District is as follows: \$116,287.50; \$58,162.50; and \$107,277.50 respectively. The total principal

amount outstanding for A.D.'s 121, 122, and 123 is currently \$2,508,244.01.

Table 4 summarizes the City's direct and overlapping bonded debt as of September 7, 1977 as reported by California Municipal Statistics, Inc. of San Francisco. The calculations are based upon the 1976/77 assessed valuations as the information needed for calculations based upon the 1977/78 assessed valuations is not currently available.

Table 4

CITY OF PALM SPRINGS

Statement of Direct and Overlapping Bonded Debt

Population	30,600(1)		
1976/77 Assessed Valuation	\$217,154,770		
Estimated Full Cash Value	\$929,148,000(2)		
		Debt Applicable September 7, 1977(3)	
		Percentage	Amount
Riverside County	10.710%		\$ 85,680
Desert Hospital District	51.488		393,883
Coachella Valley Community College District	29.826		1,580,778
Palm Springs Unified School District	62.020		6,673,725
Mt. San Jacinto Community College & Banning Unified School District	Various		478
City of Palm Springs	100.		7,515,000
TOTAL GROSS DIRECT & OVERLAPPING BONDED DEBT			\$16,249,544
Less: City Golf Course Bonds (100% Self-Supporting)			520,000
TOTAL NET DIRECT & OVERLAPPING BONDED DEBT			\$15,729,544
		Percentage of	
	Assessed Valuation	Full Cash Value	Per Capita
Assessed Valuation	—	—	\$7,097
Gross Direct Debt	3.461%	0.809%	246
Net Direct Debt	3.221	0.753	229
Gross Direct and Overlapping Debt	7.483	1.749	531
Net Direct and Overlapping Debt	7.243	1.693	514

(1) Estimate of permanent population at January 1, 1977, by State Department of Finance.

(2) Based on State Board of Equalization report that assessed valuation in Riverside County averaged 23.3 percent of full cash value for the 1976/77 fiscal year, except public utility property which is assessed by the State at 25 percent.

(3) Excludes sales, if any, following the date of this Official Statement; also excludes revenue bonds, 1915 Act bonds (\$2,508,244) and the \$14,359,652 share of obligations secured by pledges of rental revenues due under lease of property to City (\$1,095,000), County (\$2,308,005) and Desert Hospital (\$10,956,647).

THE CITY

The City of Palm Springs is located 110 miles southeast of Los Angeles and 130 miles northeast of San Diego. It is the largest city and principal trade center for the Coachella Valley, a leading agricultural and recreational area in the central portion of Riverside County. For many years Palm Springs has been popular as a health spa and vacation resort, and is developing a substantial convention business. In 1970 annexation of approximately 33 square miles bordering the city to the south made Palm Springs the sixth largest California city in area with elevations ranging from 400 feet above sea level at the desert floor to 5,200 feet in the Santa Rosa Mountains.

Palm Springs was incorporated April 20, 1938 as a general law city and operates under the council-manager form of government. The City Council has five members, including the Mayor. Palm Springs is a model of controlled land use, with rigid sign and zoning ordinances. The city limits encompass 76.2 square miles. Approximately 43 square miles are situated on the desert floor with the remainder being in the Palm Hills area which is currently zoned UR, Urban Reserve.

Topography and Climate

Most of the city consists of relatively level desert land located within the Coachella Valley. The San Jacinto Mountains, topped by 10,813 foot high Mount San Jacinto, rise abruptly from the valley floor on the western side of the city providing spectacular scenic contrasts. A number of picturesque canyons wind from the valley floor into the mountains. The climate of the city is illustrated by the following average temperature, rainfall and humidity data.

CITY OF PALM SPRINGS

Climate Data

Period	Average Temperature			Rain	Humidity
	Min.°	Mean°	Max.°	Inches	Noon
January	39.1	53.7	68.3	1.22	32
April	52.6	69.9	86.9	0.25	22
July	73.2	90.6	107.8	0.29	28
October	56.5	73.0	91.4	1.33	27
Year	54.7	70.9	87.5	7.07	27

Source: U.S. Weather Bureau data as reported by Palm Springs Chamber of Commerce.

Population

The city's population has more than doubled since the 1960 Census. Total permanent population at January 1, 1977 was estimated at 30,600 by the California Department of Finance, an increase of 9,664 persons, and 46.2 percent, over the 1970 Census. The following summary shows the rate of population growth between recent Census periods and the present.

CITY OF PALM SPRINGS

Population Growth

	Population	Percent Change
1940	3,434	—%
1950	7,660	123.1
1960	13,468	75.8
1970	20,936	55.4
1977 (estimate)	30,600	46.2

Sources: 1940, 1950 and 1960 U.S. Census Bureau, 1977 estimate by California State Department of Finance.

The Palm Springs Department of Community Development reported that in 1960, individuals of retirement age (65 or over) accounted for 16 percent of the city's population; by 1970 they accounted for 23 percent. This trend is expected to continue as increasing numbers of older families without children turn to retirement living in the warm desert environment.

As a resort area the city attracts significant numbers of seasonal residents and tourists particularly from October through April. The Coachella Valley Association of Governments estimated that in 1976 the city had a peak population of 2.26 persons for every permanent resident. Applying this factor to the city's 1976 permanent population of 28,500 the Coachella Valley Association of Governments estimated that the peak 1976 population was 64,410.

Housing

The 1970 U.S. Census reported that 47.8 percent of Palm Springs' 11,956 housing units were owner-occupied, 29.6 percent renter-occupied and 22.6 percent vacant. Of the 11,956 housing units 6,856 were single family dwellings, 3,798 multiple family and 1,302 units consisted of mobile homes. The 1970 median value of owner-occupied dwellings in Palm Springs was \$30,600 and the median monthly rental payment was \$135.

In June, 1976 researchers from the University of California, Riverside conducted a scientific sampling of 250 registered voters for the City of Palm Springs. The researchers' report entitled "Palm Springs Community Opinion Survey, 1976" listed rental payment and home value data as summarized in the following tabulation.

CITY OF PALM SPRINGS

Monthly Rental Payments/Home Values — June, 1976^①

Category	Number	Percentage
Rent, less than \$100	4	2.0%
Rent, \$100 to \$150	8	4.1
Rent, \$151 to \$200	8	4.1
Rent, \$201 to \$300	11	5.6
Rent, over \$300	4	2.0
Own, less than \$15,000	13	6.6
Own, \$15,000 to \$24,999 ..	13	6.6
Own, \$25,000 to \$34,999 ..	34	17.3
Own, \$35,000 to \$49,999 ..	41	20.8
Own, \$50,000 and over	61	30.9
Total	197	100.0%

① Sample size: 78.8 percent of respondents.

Income

The "Palm Springs Community Opinion Survey, 1976" also reported 1975 household incomes as disclosed by 213 of the 250 respondents surveyed. A distribution of these incomes is presented in the summary at the top of page 16.

CITY OF PALM SPRINGS

Distribution of Household Incomes, 1975^①

Category	Number	Percentage
Less than \$5,000	19	8.9%
\$5,000 — \$7,999	25	11.7
\$8,000 — \$14,999	44	20.7
\$15,000 — \$24,999	58	27.2
\$25,000 — \$34,999	32	15.0
\$35,000 — \$49,999	14	6.6
\$50,000 and over	21	9.9
Total	213	100.0%

① Sample size: 85.2 percent of respondents.

Employment and Economic Activity

Because of the many hotels, resort establishments and visitor facilities in the Palm Springs area, more than 60 percent of all employed persons are in trade or services occupations. The Palm Springs Labor Market Area, as defined by the State Employment Development Department, includes the neighboring communities of Desert Hot Springs, Cathedral City, Indian Wells, Rancho Mirage, La Quinta, Palm Desert and Thousand Palms. Last surveyed by state labor analysts in July 1970, this area had an estimated population of 48,000 and provided employment for 15,500 persons, as noted in the summary below:

PALM SPRINGS LABOR MARKET

Estimated Employment — July 1970

Industry	Employment
Agriculture	100
Construction	1,300
Manufacturing	300
Transportation, communications, utilities ..	1,000
Trade	3,700
Finance, real estate, insurance	700
Services	6,000
Government	2,400
Total employment	15,500

Source: State Employment Development Department.

The Palm Springs Chamber of Commerce reported in June 1977 that major hotels in the city employed approximately 1,450 persons. The major non-hotel employers, their respective work forces and primary businesses were reported as follows:

CITY OF PALM SPRINGS

Major Non-Hotel Employers As of June 30, 1977

Name	Employment	Primary Business
Palm Springs Unified School District	895	Elementary and secondary education
Desert Hospital	820	Public hospital
City of Palm Springs	424	Municipal government
Bird Corporation	160	Manufacturing — medical respirators

Source: Palm Springs Chamber of Commerce.

Riverside County employment is included in the Riverside-San Bernardino-Ontario Labor Market Area for reporting purposes by the California Employment Development Department. The boundaries of this labor market area are coterminous with those of Riverside and San Bernardino Counties.

Total employment in Riverside and San Bernardino Counties as of June, 1977 rose by 9,300 in comparison with June, 1976. The seasonally adjusted unemployment rate for the two counties was 7.9 percent during June, 1977 compared to the 9.4 percent reported in June, 1976.

The largest employment category in the labor market area is government, primarily state and local, followed by trade and services. A distribution of the employment in Riverside and San Bernardino Counties as of June, 1977 appears in the summary at the top of the adjacent page.

Commercial Activity

Many fine shops and high-quality retail establishments have located in Palm Springs. These include Bullock's, I. Magnin, Joseph Magnin, Robinson's,

RIVERSIDE AND SAN BERNARDINO COUNTIES EMPLOYMENT

As of June, 1977

Industry	Number of Employees	Percentage of Total
Agriculture	27,800	7.2%
Mining	2,400	0.6
Construction	14,200	3.7
Manufacturing	53,700	14.0
Transportation, communications, utilities	19,800	5.2
Trade	84,600	22.0
Finance, insurance, real estate	13,800	3.6
Services	72,700	19.0
Government(1)	94,800	24.7
Total	383,800	100.0%

(1) Federal government employed 14,700 persons while state and local government accounted for the remaining 80,100 jobs.

Source: State Employment Development Department.

Saks Fifth Avenue, Silverwoods and Walker-Scott Co. Major shopping centers include the Desert Inn Fashion Plaza, Palm Springs Mall, and Smoke Tree Village.

Taxable sales transactions in the city for 1976 were reported at \$176.85 million by the State Board of Equalization. This is a gain of 14.4 percent over 1975. Taxable sales transactions in Palm Springs have nearly doubled since 1969. The city's steady growth as a retail center is reflected in the following yearly totals reported by the State Board of Equalization.

CITY OF PALM SPRINGS

Summary of Taxable Transactions

1969 .. \$ 89,688,000	1973 .. \$133,817,000
1970 .. 92,761,000	1974 .. 141,763,000
1971 .. 103,272,000	1975 .. 154,603,000
1972(1) 120,759,000	1976 .. 176,851,000

(1) Sales of gasoline for highway use became taxable July 1, 1972.

The distribution of taxable transactions by type of outlet for calendar 1976 is shown in the following tabulation.

CITY OF PALM SPRINGS

Taxable Sales Transactions(1)

1976 Calendar Year

Type of Outlet	No. of Outlets	Taxable Sales
Apparel stores	96	\$ 19,778,000
General merchandise stores ..	14	18,145,000
Drug stores	11	7,925,000
Food stores	25	9,172,000
Packaged liquor stores	14	4,345,000
Eating, drinking places	104	23,187,000
Home furnishings, appliances	59	8,439,000
Building materials, farm implements	14	6,099,000
Auto dealers, auto supplies ..	12	23,209,000
Service stations	23	8,608,000
Other retail stores	160	17,109,000
Total retail	532	\$146,016,000
All other outlets	576	30,835,000
Total all outlets ..	1,108	\$176,851,000

(1) Exempt items include food, prescription drugs and periodicals.

Source: State Board of Equalization.

Taxable transactions for the first quarter of 1977 grew 21.3% to \$57,909,000 from the \$47,740,000 reported for the first quarter of 1976.

Building Activity

The following tabulation summarizes the value of building activity in Palm Springs for the past five calendar years. As depicted in the tabulation, residential building has increased after declining significantly since the 1972 peak. Residential building in 1976 showed a 228 percent increase over 1975, whereas total building activity increased nearly 109 percent.

CITY OF PALM SPRINGS

Building Permit Valuations

Year	Residential	Non-residential	Total
1971	\$26,791,000	\$ 5,890,000	\$32,681,000
1972	45,036,000	7,794,000	52,830,000
1973	22,681,000	8,458,000	31,139,000
1974	9,790,000	7,858,000	17,648,000
1975	9,659,000	9,186,000	18,845,000
1976	31,726,000	7,575,000	39,301,000

Source: "California Construction Trends", Security Pacific National Bank.

Building permits issued for Palm Springs during the first five months of 1977 totalled \$25,360,000. Of this total, residential permits accounted for a valuation of \$19,475,000, while non-residential valuations totalled \$5,885,000.

On June 29, 1977, the City Council of the City of Palm Springs passed Resolution No. 12249, suspending City processing of new applications submitted pursuant to local land use and building ordinances and codes, involving Indian trust lands.

The trust lands of the Agua Caliente Indians had formerly been subject to City and State land use laws pursuant to the 1965 Secretarial Notice (30 F. R. 8172) issued by the U. S. Department of the Interior. This Secretarial Notice was revoked effective June 28, 1977 (43 F. R. 32857). As a result of the revocation and the City's inability to regulate the use of Indian land because of an apparent lack of authority, the City Council passed the Resolution mentioned above until the situation could be clarified.

The City and the tribal council of the Agua Caliente Indians met to work out a solution. It was decided that Resolution 12249 would be rescinded effective with the tribal council's adoption of the City's land use regulations. Accordingly, City staff began processing applications involving development of Indian trust lands effective July 27, 1977, as instructed by the City Council, following the agreement reached with the Indian tribal council on July 26, 1977. The tribal council adopted the land use regulations of the City of Palm Springs on August 2, 1977.

None of the Indian trust lands affected by the City Council's Resolution are located within Assessment District No. 124. Although a large portion of the developable land in the City of Palm Springs consists of Indian trust lands, there is still a substantial portion of developable non-Indian land in other parts of the City. Resolution 12249, of course, had no effect on this non-Indian land.

Banking and Finance

Palm Springs is served by eight banks operating eleven branch offices: Bank of America NT & SA (3 branches), Barclays Bank, City National Bank, Crocker National Bank, First National Bank and Trust Company, Security Pacific National Bank (2 branches), United California Bank and Wells Fargo Bank.

Additional financial services are provided by seven savings and loan associations: California Federal Savings and Loan Association, Coachella Valley Savings and Loan Association, Downey Savings and Loan, Great Western Savings and Loan, San Diego Federal Savings and Loan, Santa Barbara Savings and Loan Association and Santa Fe Federal Savings and Loan Association (2 offices).

Hotel and Convention Business

There are 190 hotels and motels in Palm Springs with a combined total of 6,397 rooms. In the 1975/76 fiscal year, these establishments paid room taxes to the city aggregating \$1,562,211. Seventeen hotels accounted for more than 71 percent of this municipal revenue as shown by the following data compiled by the Palm Springs Convention and Visitors Bureau.

CITY OF PALM SPRINGS

Hotels by Size Category as of June 30, 1977

No. of Rooms	No. of Hotels	Total Rooms	% of Total Rooms	% Room Tax Paid Fiscal 1976/77
1-10	65	480	7.50%	3.30%
11-25	70	1,181	18.46	7.96
26-50	28	954	14.92	7.76
51-100	10	630	9.85	8.99
101-150	10	1,217	19.02	21.69
Over 150	7	1,935	30.25	50.30
Totals	190	6,397	100.00%	100.00%

Source: Palm Springs Convention and Visitors Bureau.

The transient occupancy tax (room tax) was first imposed in 1964 at a rate of four percent for room usage of less than 28 days. According to the establishing ordinance, revenues were marked for "advertising, publicity, and promotion" of the city. The tax was increased to five percent in 1968, and to six percent in October 1972. In the summer of 1971 it was extended to cover visitors staying 30 days or less. The revised ordinance now provides that net room tax proceeds can be applied to capital projects, debt retirement, library, parks and recreation operations, as well as community promotion. Room tax receipts have increased steadily since 1968, as shown in the accompanying summary. The receipts and estimate for 11 months of the 1976/77 fiscal year already show an increase of \$186,940 over the amount received for the entire 1975/76 fiscal year.

CITY OF PALM SPRINGS

Hotel Occupancy Tax Collections

Fiscal Year	Amount
1967/68	\$ 610,877
1968/69	764,530
1969/70	779,653
1970/71	805,968
1971/72	856,715
1972/73	1,068,751
1973/74	1,189,824
1974/75	1,378,558
1975/76	1,562,211
1976/77①	1,749,151

① Only includes tax from July, 1976 to April, 1977 plus an estimated tax of \$184,939 to be collected for May, 1977.

Source: Palm Springs Convention and Visitors Bureau.

The Palm Springs Convention and Visitors Bureau (CVB), headquartered at the Airport Terminal, serves as the city's promotional and publicity arm. It is a non-profit corporation created by the City Council, which started operations in May 1967 and works closely with the Palm Springs Chamber of Commerce.

A summary of the number of conventions and delegates, together with the estimated expenditures of convention delegates as reported by the CVB for the past five calendar years is shown above.

CITY OF PALM SPRINGS

Convention Business

Year	Number of Conventions	Number of Delegates	Estimated Expenditures of Convention Delegates
1972	598	110,400	\$13,389,360
1973	618	94,424	12,849,050
1974	806	107,224	17,350,850
1975	993	117,850	18,935,530
1976	1,185	137,277	24,440,680

Transportation

Palm Springs is served by excellent highway and air facilities. Interstate 10, a major transcontinental highway, passes within one mile of the city's northern limits. About 20 miles west — at Beaumont — this artery provides direct access to the San Bernardino Freeway, the Pomona Freeway, and the Riverside Freeway, all of which feed into the Los Angeles-Long Beach metropolitan complex, and to major north-south interconnections through Riverside and San Bernardino. State Highway 111 provides a link between San Geronio Pass and the Mexican border at Calexico, passing through Palm Springs and along the eastern shore of the Salton Sea. State Highway 74, joining State 111 at Palm Desert, connects Palm Springs with San Diego via the inland route U.S. 395.

Main line rail service on the Southern Pacific is available at Indio, 23 miles southeast on Interstate 10. Greyhound Bus Lines provides express service into Los Angeles from the city. Local bus service is provided by Sunliner Bus Service.

The Palm Springs Municipal Airport is the largest commercial air carrier facility in Riverside County. The airport is served by six passenger carriers including American Airlines, Western Airlines, Hughes Airwest, Air California, Scenic Airlines, and Sun Aire. Each of these airlines, except Scenic Airlines, provides daily service to the Greater Los Angeles-Orange County area. Scenic Airlines provides daily service between Palm Springs and Las Vegas, Nevada. Direct flights to the Midwest, Northwest, Canada, and Dallas are available in addition to intra-state air service.

As shown by the following tabulation, passenger traffic at the airport has more than tripled since 1967.

PALM SPRINGS MUNICIPAL AIRPORT

Passenger Boardings

Fiscal Year	No. Passengers
1967	76,594
1968	95,272
1969	118,741
1970	129,135
1971	134,252
1972	135,239
1973	160,566
1974	167,478
1975	164,466
1976	197,759
1977	234,806

Source: City of Palm Springs.

Education

Public education from kindergarten through the twelfth grade is administered by the Palm Springs Unified School District, which operates eight elementary schools, two junior high schools, one high school, and one continuation school in the Palm Springs area. Four elementary schools, one junior high school, the high school and the continuation school are located in the city.

Below is a summary of average daily attendance figures for the past five fiscal years as reported by the school district.

PALM SPRINGS UNIFIED SCHOOL DISTRICT

Average Daily Attendance

Fiscal Year	K-8	9-12	Continuation School	Total
1972/73 ..	4,747	2,065	45	6,857
1973/74 ..	4,745	2,146	54	6,945
1974/75 ..	4,886	2,303	70	7,259
1975/76 ..	4,965	2,474	64	7,503
1976/77 ..	5,041	2,518	97	7,656

Higher education is available at College of the Desert, a taxpayer-supported two-year community college located 10 miles southeast of the city in Palm Desert. Enrollment at this institution is approximately 6,700, of which 1,300 are full-time students. An additional 4,500 persons are enrolled in non-graded courses at the college.

A general campus of the University of California is located at Riverside, 53 miles west of Palm Springs. Other well-known institutions in this part of Southern California are Loma Linda University, California Baptist College, the University of Redlands, California State Polytechnic College Pomona, and the Claremont Colleges.

Recreational and Cultural Facilities

The Palm Springs area has more than 30 golf courses, many of championship caliber. The Bob Hope Desert Classic and the Colgate-Dinah Shore Winners' Circle Golf Tournament, both of which are held here annually, attract many celebrities and top golfers.

The California Angels major league baseball team holds spring training each year at Angel Stadium in the city.

The Palm Springs Desert Museum is a resource center in the fields of natural history, social science, and art, and sponsors many special events in the performing arts. The Museum is supported solely through private funding.

Active in the social and cultural life of the Coachella Valley are the Palm Springs Opera Co., Opera Guild of the Desert, and the Desert Symphony Orchestra. These organizations regularly sponsor the appearance of internationally recognized artists in Palm Springs and adjacent communities.

The nearby San Bernardino National Forest and the San Jacinto Wilderness Area, topped by 10,813 foot San Jacinto Peak, offer hiking, camping, fishing and mountain climbing. The Salton Sea, 46 miles south of Palm Springs, has well-developed commercial facilities for boating, swimming and water skiing.

Utilities

Full public utility services are provided to the residents of Palm Springs as shown on the following page:

CITY OF PALM SPRINGS

Public Utilities

Utility Service	Supplier
Water	Desert Water Agency
Sewerage	City
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company
Telephone ..	General Telephone Company of California
Cable TV	Warner Cable

Connections for utility services have continued to grow as indicated in the tabulation at the bottom of the page.

Palm Springs Aerial Tramway

The world's largest single-span lift transports visitors from a valley station in the northwestern city limits to a mountain terminal on Mt. San Jacinto at an altitude of 8,516 feet. At the terminal, passengers may patronize a restaurant, cocktail lounge, gift shop and game room, or explore 54 miles of hiking trails.

The tramway was opened in September 1963 at a cost of \$8,100,000. It was built with funds raised through the sale of bonds by the Mt. San Jacinto Winter Park Authority, created by the State of California. The tramway is administered by a governing body whose seven-man board is composed of two members appointed by the Palm Springs City Coun-

cil, two by the Riverside County Board of Supervisors, and three by the Governor.

Community Facilities

The 217 bed Desert Hospital is an acute care facility which in fiscal 1976/77 operated under an adopted operating budget of \$18.3 million. A major renovation and new construction program is underway at the hospital. These improvements will cost approximately \$28 million and will add 127 beds to the hospital. The Desert Hospital served a total of 62,171 patients in 1976.

Three convalescent hospitals, 104 physicians and surgeons, 29 dentists, four optometrists, and 11 chiropractors augment the medical resources of the city.

The Palm Springs Public Library Center and three branches serve Palm Springs. There are 29 churches, five parks and five theaters in the city. Under a joint exercise of powers agreement with the school district the city utilizes many school playgrounds and other facilities for recreational programs.

Two daily newspapers providing local news coverage — the Desert Sun, published in Palm Springs, and the Daily Enterprise — are distributed locally. Two television stations KPLM-TV (ABC) and KMIR-TV (NBC) broadcast throughout the Coachella Valley from Palm Springs. TV cable systems carry programs from nine channels in Los Angeles. There are five radio stations that serve the Palm Springs area, three of which have broadcast studios in the city.

CITY OF PALM SPRINGS

Utility Connections

Fiscal Year:	1966	1971	1972	1973	1974	1975	1976
Electric connections	25,464	29,434	31,703	35,463	36,961	39,325	41,121
Gas connections	8,720	9,800	10,000	10,900	11,850	12,350	12,850
Water connections	9,688	10,925	11,933	12,690	13,071	13,231	13,402
Telephones	27,413	40,713	42,500	45,973	49,628	52,642	57,518

Source: City of Palm Springs.

APPENDICES

APPENDIX I

**List of Assessments and
Comparison to Assessed Valuations**

APPENDIX II

Assessment Diagrams

CITY OF PALM SPRINGS
ASSESSMENT DISTRICT NO 124PAGE 001
8/15/77

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESSMENT	ASSESSED VALUATION LAND IMPROVEMENTS	VALUE/LIEN RATIO
* 1-001	510-020-020-8	\$ 11,337.71	\$ 103,750	\$ 5,500 38.54
* 1-002	510-020-026-4	21,145.83	179,500	92,375 51.43
* 1-003	510-020-011-0	11,383.02	131,000	250 46.12
2-002	510-101-001-1	2,744.98	5,125	10,425 22.65
2-003	510-101-002-2	2,744.98	5,475	3,275 20.04
2-004	510-101-003-3	2,516.95	5,025	9,925 23.76
2-005	510-101-004-4	2,636.76	6,500	7,250 20.86
2-006	510-102-001-4	5,533.77	10,625	30,625 29.82
2-007	510-102-002-5	2,751.94	7,250	10,54 4-003
2-008	510-102-003-6	2,569.61	2,980	4,664 4-004
2-009	510-103-001-7	2,672.34	5,250	6,475 17.55
2-010	510-103-002-8	2,413.45	2,980	4,94 4-005
2-011	510-103-003-9	2,413.45	2,980	4,94 4-006
2-012	510-103-004-0	2,691.11	7,000	6,350 19.34
2-013	510-104-001-0	2,927.70	7,500	9,125 22.71
2-014	510-104-002-1	2,990.01	7,475	28,650 48.33
* 2-015-A	510-104-003-2	2,760.01	4,488	7,650 17.59
* 2-015-B	510-104-003-2	366.16	4,487	4,902 4-012
2-016	510-104-004-3	3,008.52	6,050	23,700 39.55
* 2-017-A	510-104-005-4	2,708.33	3,675	9,900 20.05
* 2-017-B	510-104-005-4	366.16	3,675	40.15 4-015
2-018	510-104-006-5	718.77	7,240	40.29 4-016
2-019	510-104-007-6	2,613.95	7,275	5,850 20.08
2-020	510-105-009-1	4,689.96	13,575	39,875 45.59
2-021	510-105-002-4	1,084.93	4,480	16.52 4-019
2-022	510-105-003-5	366.16	1,500	16.39 4-020
2-023	510-105-004-6	2,478.33	5,850	5,900 18.96
2-024	510-105-005-7	2,295.56	4,480	7.81 4-021
2-025	510-105-006-8	311.92	1,500	19.24 4-022
2-026	510-105-007-9	2,867.95	6,250	15,200 29.92
3-001	510-112-003-7	3,762.52	9,725	10.34 4-023
3-002	510-112-004-8	3,762.52	9,725	10.34 4-024
3-003	510-112-005-9	3,762.41	9,725	10.34 4-025
3-004	510-111-007-8	3,557.18	13,600	40,150 60.44
3-005	510-111-002-3	3,109.10	6,800	11,275 23.25
3-006	510-111-003-4	3,090.41	6,755	13,450 28.74
3-007	510-111-004-5	2,094.05	2,980	5.69 4-031
3-008	510-111-005-6	678.98	2,980	17.58 4-032
3-009	510-121-001-3	2,126.49	2,980	5.61 4-033
3-010	510-121-002-4	542.46	2,980	21.97 4-034
3-011	510-121-003-5	542.46	2,980	21.97 4-035
3-012	510-121-004-6	2,205.28	5,550	9,250 26.84
3-013	510-121-005-7	1,888.23	2,980	6.31 4-037
3-014	510-121-006-8	2,344.78	5,250	12,625 30.49
3-015	510-121-007-9	5,048.29	12,000	18,375 24.07
3-016	510-122-001-6	3,217.76	7,325	10,675 22.33
3-017	510-122-002-7	2,385.47	5,690	9.54 4-041
3-018	510-122-003-8	2,385.47	5,690	9.54 4-042
3-019	510-122-004-9	2,675.93	5,850	16,025 32.70

CITY OF PALM SPRINGS
ASSESSMENT DISTRICT NO 124PAGE 002
8/15/77

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESSMENT	ASSESSED VALUATION LAND IMPROVEMENTS	VALUE/LIEN RATIO
3-020	510-123-001-9	\$ 3,217.76	\$ 7,325	\$ 8,975 20.25
3-021	510-123-002-0	2,615.47	5,700	11,425 26.19
3-022	510-123-003-1	2,335.47	5,700	14,550 33.96
3-023	510-123-004-2	2,443.42	5,875	6,125 19.60
* 3-024	510-112-002-6	9,222.97	43,500	375 19.03
* 3-025	510-124-001-2	10,507.98	43,475	400 16.70
4-001	510-171-001-8	2,719.95	4,950	5,675 15.63
4-002	510-171-002-9	2,634.36	5,630	16,375 33.41
4-003	510-171-003-0	2,654.96	5,775	14,100 29.94
4-004	510-171-004-1	2,194.96	5,775	23,975 54.22
4-005	510-171-005-2	1,432.18	2,810	7.85 4-007
4-006	510-171-006-3	3,676.38	7,600	11,525 20.81
4-007	510-172-001-1	2,663.88	6,775	9,225 24.03
4-008	510-172-002-2	2,550.60	6,350	3,900 23.92
4-009	510-172-003-3	2,362.20	2,980	5.05 4-010
4-010	510-172-004-4	2,753.01	7,750	11.24 4-011
4-011	510-173-001-4	4,027.06	9,950	28,425 38.12
4-012	510-173-002-5	1,370.91	3,825	11.16 4-013
4-013	510-173-003-6	2,659.10	6,130	6,875 19.56
4-014	510-174-001-7	2,327.94	5,225	22,275 47.25
4-015	510-174-002-8	2,863.31	6,575	11,430 25.15
4-016	510-174-003-9	2,100.43	2,930	5.68 4-017
4-017	510-175-001-0	2,408.66	4,425	8,075 20.76
4-018	510-175-002-1	1,161.50	1,500	5.17 4-019
4-019	510-175-003-2	1,161.50	1,500	5.17 4-020
4-020	510-175-004-3	2,357.15	5,225	16,675 37.16
4-021	510-175-005-4	2,370.71	5,275	23,725 48.93
4-022	510-175-006-5	2,336.56	2,980	5.10 4-023
4-023	510-175-007-6	2,644.18	4,475	8,025 18.91
4-024	510-176-001-3	2,636.76	6,550	20,175 40.54
4-025	510-176-002-4	2,252.79	2,930	5.29 4-026
4-026	510-176-003-5	2,442.79	6,125	9,570 25.29
4-027	510-176-004-6	2,636.76	6,575	12,300 28.63
4-028	510-177-001-6	2,169.03	2,980	5.50 4-029
4-029	510-177-002-7	3,174.68	7,375	19,750 34.18
4-030	510-177-003-8	2,158.72	2,980	5.52 4-031
4-031	510-177-004-9	2,359.93	5,780	9.80 4-032
4-032	510-177-005-0	1,357.34	3,650	10.76 4-033
4-033	510-177-006-1	3,756.37	9,525	14,400 25.43
4-034	510-191-001-0	3,959.65	7,950	16,500 24.70
4-035	510-191-002-1	4,194.03	9,000	16,900 24.70
4-036	510-191-003-2	3,959.65	9,500	31,250 41.17
4-037	510-192-001-3	3,946.96	11,225	11,375 22.90
4-038	510-192-002-4	4,080.49	11,600	11,400 22.55
4-039	510-192-003-5	4,155.01	11,125	20,125 30.03
4-040	510-193-001-6	5,596.61	11,100	18,600 21.23
4-041	510-193-002-7	5,596.73	14,600	22,850 26.77
4-042	510-194-001-9	4,176.96	11,225	14,500 24.64
4-043	510-194-002-0	4,080.49	11,600	49,750 60.14

CITY OF PALM SPRINGS
ASSESSMENT DISTRICT NO 124

PAGE 003
8/15/77

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESSMENT	ASSESSED VALUATION LAND IMPROVEMENTS	VALUE/LIEN RATIO	
4-044	510-194-003-1	\$ 3,907.22	\$ 11,075	\$ 28,375 40.39	
4-045	510-200-001-7	3,959.65	7,950	52,800 61.37	
4-046	510-200-002-8	3,964.82	9,000	43,425 52.89	
4-047	510-200-003-9	3,729.65	9,550	12,000 23.11	
4-048	510-200-008-4	3,946.96	11,250	16,250 27.87	
4-049	510-200-009-5	4,080.49	11,600	24,325 35.22	
4-050	510-200-010-5	4,104.97	11,000	25,625 35.69	
5-001	510-181-001-9	4,218.66	11,875	11,750 22.40	
5-002	510-181-002-0	4,755.25	13,400	15,850 24.60	
5-003	510-181-003-1	3,181.62	9,750	17,125 33.79	
5-004	510-182-001-2	4,351.34	11,450	16,050 25.23	
5-005	510-182-002-3	4,498.12	13,130	35,250 43.02	
5-006	510-182-003-4	3,154.49	9,550	19,875 37.31	
5-007	510-183-001-5	3,591.65	9,850	28,400 42.60	
5-008	510-183-002-6	4,281.14	11,375	18,575 27.98	
5-009	510-183-003-7	3,005.31	8,275	29,325 50.04	
5-010	510-184-001-8	3,260.72	2,980		3.66
5-011	510-184-002-9	3,743.21	10,600	15,500 27.89	
5-012	510-184-003-0	3,452.58	9,750	12,250 25.49	
5-013	510-185-001-1	3,864.72	9,750	30,625 41.79	
5-014	510-185-002-2	3,973.21	10,600	12,525 23.23	
5-015	510-185-003-3	3,452.58	9,750	15,500 29.25	
5-016	510-200-012-7	3,864.72	13,500	22,000 36.74	
5-018	510-280-001-5	19,396.35	71,625	525 14.88	
TOTAL		\$ 419,595.00	\$ 1,386,620	\$ 1,507,625	

* Indicates that the assessment was calculated based upon the fact that only a portion of the area within the parcel would be benefited by the sewer improvements as explained on page 7 in the text.

ASSESSMENT DIAGRAM ASSESSMENT DISTRICT N° 124

CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PREPARED BY
WEBB ENGINEERING, INC.
CIVIL ENGINEERS
PALM SPRINGS, CALIFORNIA

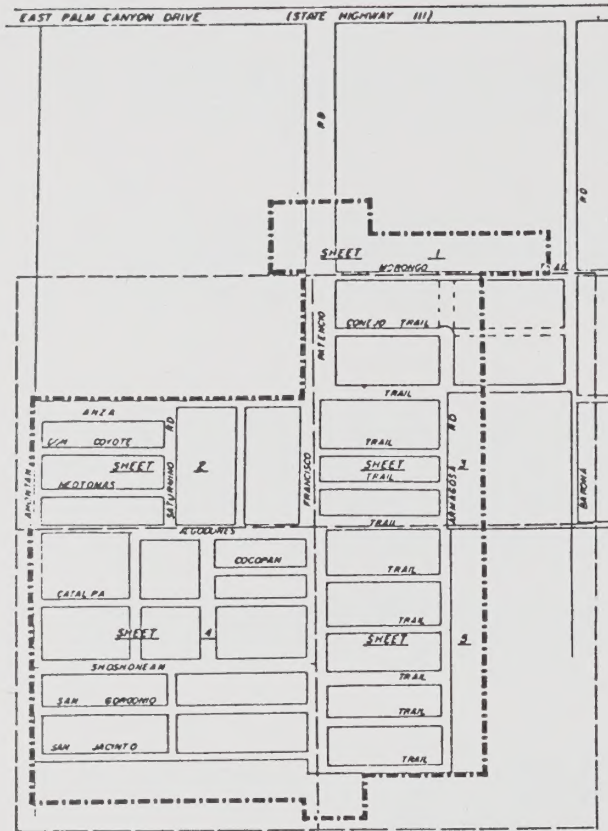
FILED THIS _____ DAY OF _____ 19____
AT THE HOUR OF _____ O'CLOCK P. M. IN BOOK _____
PAGES _____ OF MAPS OF ASSESSMENT
DISTRICTS IN THE OFFICE OF THE COUNTY
RECORDER IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.
FILE NO. _____

W. D. BALOGH
COUNTY RECORDER OF COUNTY OF RIVERSIDE

BY _____
CITY CLERK

FILED IN THE OFFICE OF THE CITY CLERK OF
THE CITY OF PALM SPRINGS THIS _____ DAY OF _____

CITY CLERK OF THE CITY OF
PALM SPRINGS



SCALE: 1"=400'

I HEREBY CERTIFY THAT AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL
OF THE CITY OF PALM SPRINGS, ON THE LOTS, PIECES, AND PARCELS OF LAND
SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE
_____ DAY OF _____, 19____, SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT
ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF
SAID CITY ON THE _____ DAY OF _____, 19____. REFERENCE IS MADE TO THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF
STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH
PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

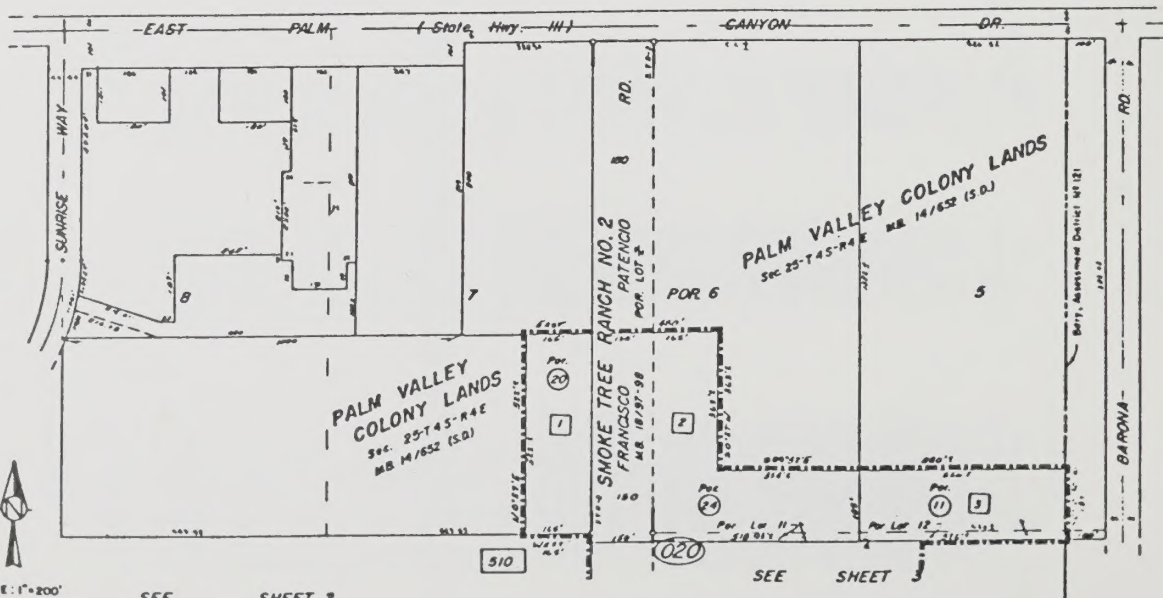
CITY CLERK OF THE CITY OF PALM SPRINGS, CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS
THIS _____ DAY OF _____, 19____.

SUPERINTENDENT OF STREETS

LEGEND

- 510 ASSESSOR'S MAP BOOK
- 241 MAP PAGE AND BLOCK NUMBER
- 1 ASSESSMENT NUMBER
- 2 ASSESSOR'S PARCEL NUMBER
- 16 LOT NUMBER
- DISTRICT BOUNDARIES



SCALE: 1"=200'

SEE

SHEET 2

SEE SHEET 1

ASSESSMENT N° 1-004 - 1-003

Sheet 1 of 5 Sheets

ASSESSMENT DIAGRAM ASSESSMENT DISTRICT N° 124

CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PREPARED BY
WEBB ENGINEERING, INC.
CIVIL ENGINEERS
PALM SPRINGS, CALIFORNIA



SCALE: 1" = 100'

SEE

SHEET 1

510

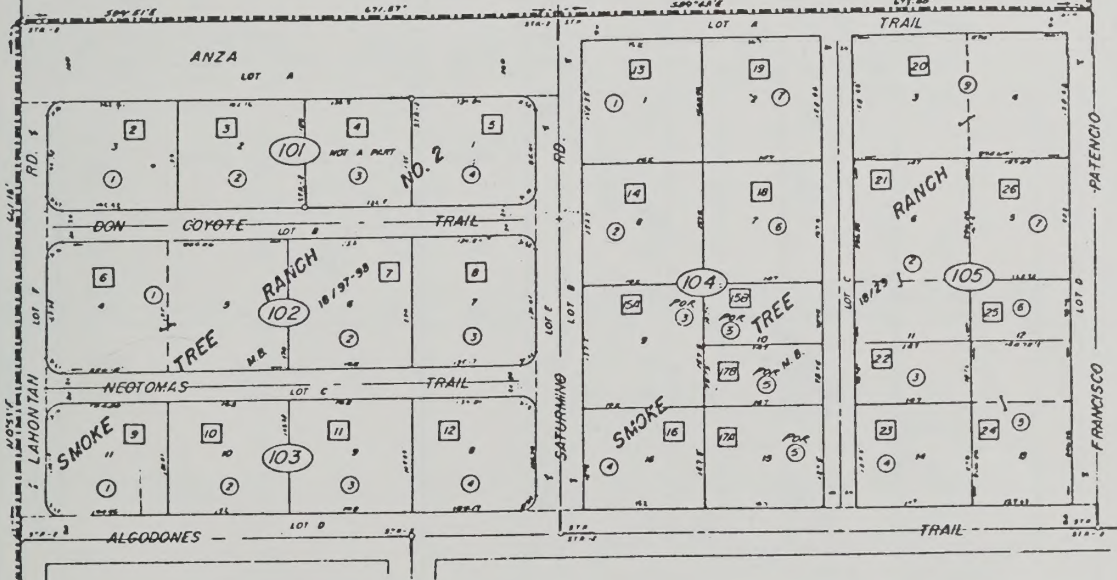
PALM VALLEY COLONY LANDS

Sec. 25-T4S-R4E

M.B. 1 14/652 (S.D.)

POR. LOT 9

POR. LOT 10



SEE

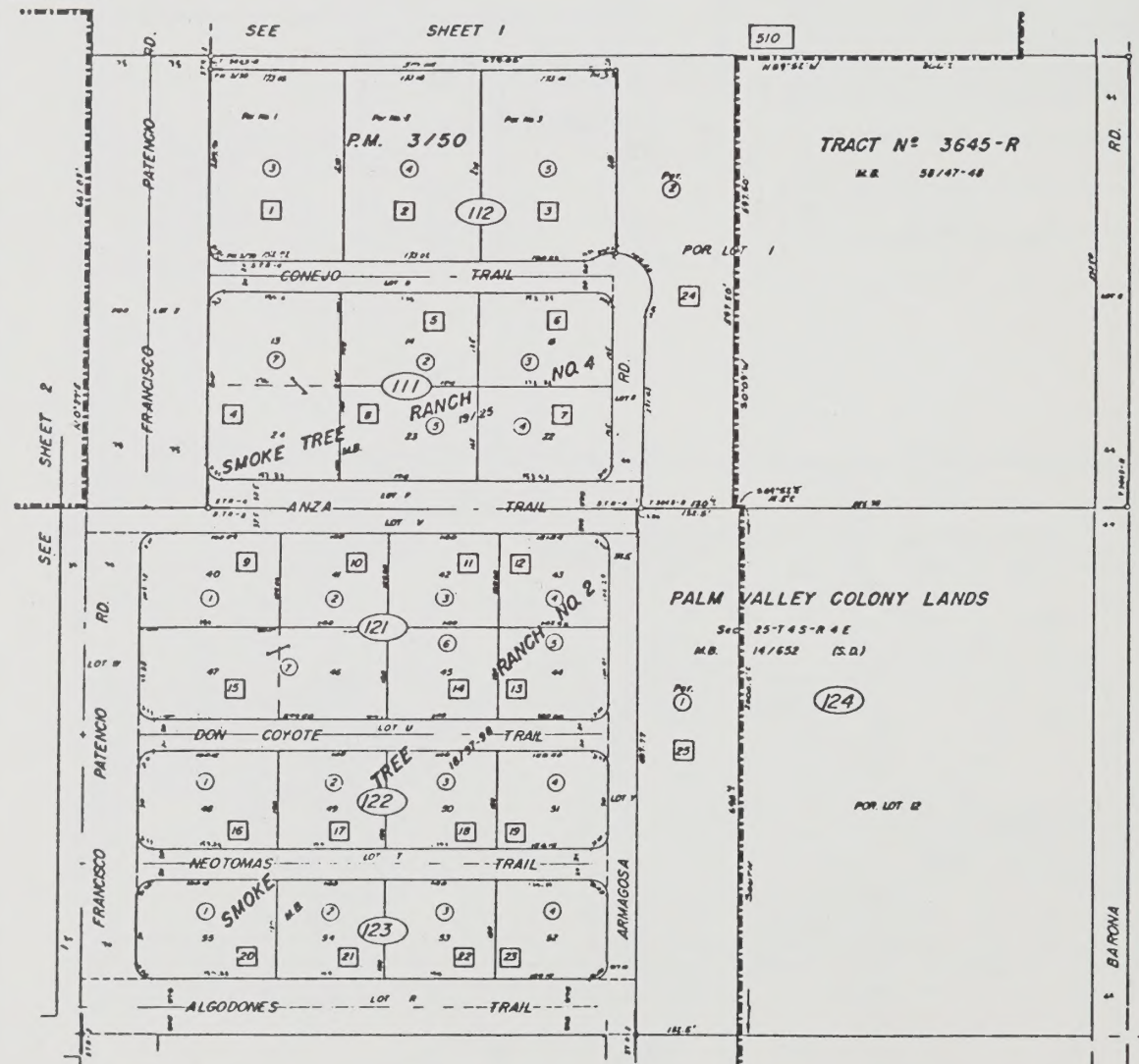
SHEET 4

SEE

SHEET 3

CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCALE: 1"=100'



ASSESSMENT DIAGRAM ASSESSMENT DISTRICT N° 124

CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

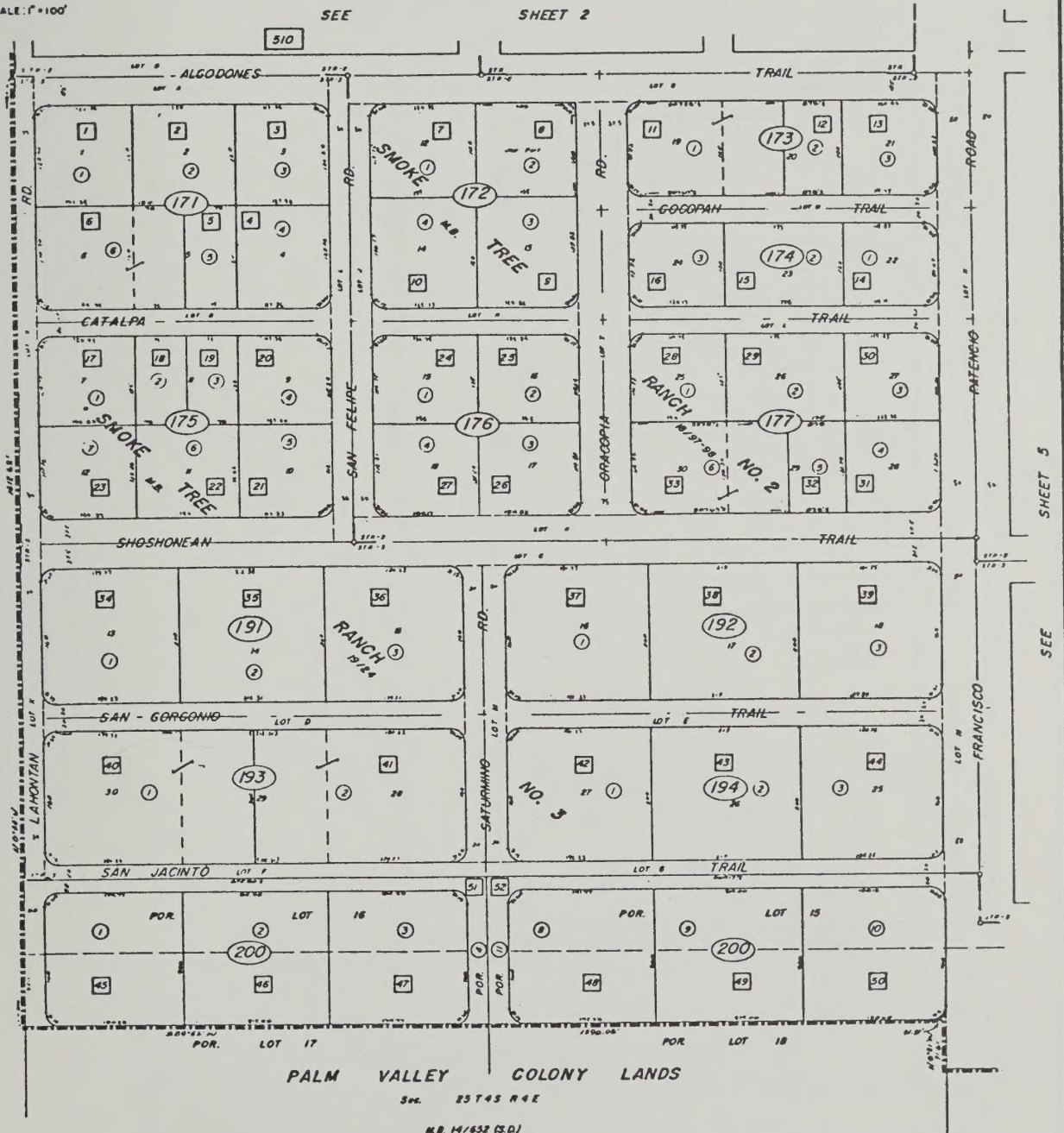
PREPARED BY
WEBB ENGINEERING, INC.
CIVIL ENGINEERS
PALM SPRINGS, CALIFORNIA



SCALE: 1"=100'

SEE

SHEET 2



ASSESSMENT DIAGRAM ASSESSMENT DISTRICT N° 124

CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PREPARED BY
WEBB ENGINEERING, INC.
CIVIL ENGINEERS
PALM SPRINGS, CALIFORNIA



SCALE: 1"=100'

SEE SHEET 3

